



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Frank Gurtz
DOCKET NO.: 22-01473.001-R-1
PARCEL NO.: 15-36-205-008

The parties of record before the Property Tax Appeal Board are Frank Gurtz, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$70,551
IMPR.: \$351,865
TOTAL: \$422,416

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story dwelling of frame exterior construction with 7,071 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an 808 square foot garage and an inground swimming pool. The property has an approximately 21,662 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from 0.53 of a mile to 1.80 miles from the subject. The comparables have sites that range in size from 37,897 to 79,813 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction ranging in size from 6,223 to 6,912 square feet of living area. The dwellings were built from 1996 to 2003. Each comparable has a basement, with one having finished area. Each

dwelling has central air conditioning, two or four fireplaces and a garage ranging in size from 990 to 1,410 square feet of building area. Comparable #1 has an inground swimming pool and hot tubs. The properties sold from February to August 2021 for prices ranging from \$1,120,000 to \$1,340,000 or from \$162.04 to \$215.33 per square foot of living area, land included.

The appellant submitted a copy of the Multiple Listing Service sheet for its comparable #2 which disclosed the property had been updated in 2015. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$391,223 which reflects a market value of \$1,173,786 or \$166.00 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$422,416. The subject's assessment reflects a market value of \$1,267,375 or \$179.24 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.88 of a mile from the subject property. The comparables have sites that range in size from 22,543 to 87,552 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction ranging in size from 4,573 to 7,723 square feet of living area. The homes were built from 1969 to 2009 with the oldest home having an effective age of 1983. Four comparables have a basement with finished area and one comparable has no basement. Each dwelling has central air conditioning, two to five fireplaces and a garage ranging in size from 830 to 1,312 square feet of building area. Comparables #2 and #3 each have an inground swimming pool amenity. The properties sold from May to August 2021 for prices ranging from \$918,000 to \$1,530,000 or from \$172.04 to \$334.57 per square foot of living area, land included.

The board of review submitted comments contending each of the appellant's comparables had been listed in either 2017, 2019 or 2020, then "on and off the market" until the sale shown in the appellant's grid analysis occurred. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

The parties submitted eight comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #3 which are located greater than one mile from the subject. The Board gives less weight to board of review comparable #3 which is significantly different from the subject in age/effective age and board of review comparable #5 which lacks a basement foundation in contrast to the subject's finished basement.

The Board finds the best evidence of market value to be appellant comparable #2 and board of review comparables #1, #2 and #4 which are more similar to the subject in location and age but present varying degrees of similarity to the subject in dwelling size, site size, garage size and pool amenity, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from May to August 2021 for prices ranging from \$918,000 to \$1,530,000 or from \$172.04 to \$334.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,267,375 or \$179.24 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: February 20, 2024



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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